082.0	0002	0056.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 638,100 / 638,100
					USE VALUE: 638,100 / 638,100
					ASSESSED: 638,100 / 638,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CALLAHAN HELEN A/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	59 LENNON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CALLAHAN DANIEL D JR-ETAL -
Owner 2:	CALLAHAN HELEN A -
Street 1:	59 LENNON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Wood Shingle Exterior and 2249 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3987.000	260,400		377,700	638,100
Total Card	0.092	260,400		377,700	638,100
Total Parcel	0.092	260,400		377,700	638,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 283.71 /Parcel: 283.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51222

GIS Ref

GIS Ref

Insp Date 08/07/18

!6680!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0056.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	260,400	0	3,987.	377,700	638,100		Year end	12/23/2021
2021	101	FV	251,400	0	3,987.	377,700	629,100		Year End Roll	12/10/2020
2020	101	FV	251,400	0	3,987.	377,700	629,100	629,100	Year End Roll	12/18/2019
2019	101	FV	210,200	0	3,987.	372,300	582,500	582,500	Year End Roll	1/3/2019
2018	101	FV	208,600	0	3,987.	286,000	494,600	494,600	Year End Roll	12/20/2017
2017	101	FV	208,600	0	3,987.	269,800	478,400	478,400	Year End Roll	1/3/2017
2016	101	FV	208,600	0	3,987.	248,200	456,800	456,800	Year End	1/4/2016
2015	101	FV	200,700	0	3,987.	232,000	432,700	432,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:17:28

LAST REV

Date	Time
10/07/20	11:34:50
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6680

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CALLAHAN DANIEL	73849-526	1	12/18/2019	Convenience	1	No	No		Daniel D Callahan Jr - DOD: 09/09/2020
	13384-638		2/1/1978		45,000	No	No		Y

USER DEFINED

Prior Id # 1:	51222
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/7/2020	OWNR INFO	JO	Jenny O
8/7/2018	Meas/Inspect	BS	Barbara S
11/20/2008	Meas/Inspect	189	PATRIOT
3/29/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	276	PATRIOT
2/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3987		Sq. Ft.	Site		0	70.	1.35	6									377,726						377,700	

Total AC/HA:	0.09153	Total SF/SM:	3987	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	377,726	Spl Credit		Total:	377,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30359483
Const Adj.:	0.99989998
Adj $ / SQ:	143.381
Other Features:	85289
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	377416
Depreciation:	116999
Depreciated Total:	260417

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 2		HB					

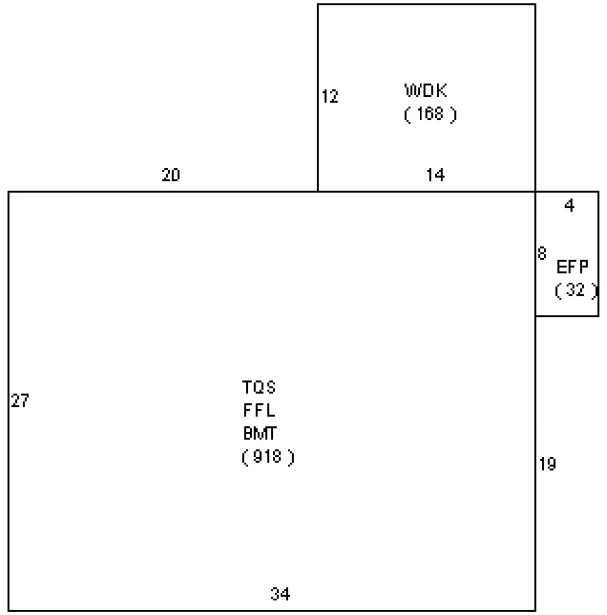
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	143.38
Special Features:	0	Val/Su Net:	95.56
Final Total:	260400	Val/Su SzAd	162.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	918	62.590	57,454
FFL	First Floor	918	143.380	131,624
TQS	3/4 Story	689	143.380	98,718
WDK	Deck	168	11.950	2,008
EFP	Enclos Porch	32	72.590	2,323
	Net Sketched Area:	2,725	Total:	292,127
Size Ad	1606.5	Gross Area	2954	FinArea 2249

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 082.0-0002-0056.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: